

# STANDARDS FOR OFF STREET PARKING FOR 3

## PARKING SPACES OR FEWER

Form: COM-ENG-102

(See also City of Morgantown Code: <http://www.conwaygreene.com/Morgantown/>)

### 1. Materials

- Concrete (Poured in Place)
- Bituminous Pavement (Asphalt)
- Brick Pavers(See "Access" Specifications on this document)
- Gravel (stabilized)
- Equivalent stabilized surface approved by City Engineer, (See C.O.M. Code Article 910).

### 2. Configurations

- Perpendicular or angled:
  - Each parking space must be a minimum of 8.5'x18' with a maximum of 10' x 18' noting that the standard parking space is 9'x18'. This does not include access to the parking space.
  - The parking area may not encroach into the public rights-of-way, sidewalk areas, or adjacent parcels.
  - If there are more than two (2) parking spaces they must be marked such that each individual parking place is identified. This can be done with striping, wheel stops, etc.
- Parallel:
  - Each parking space must be a minimum of 9'x20' plus the ingress/egress dimensions.
  - All parallel parking areas MUST be concrete, asphalt, or other approved stabilized surfaces; no gravel will be allowed unless it is parallel to a gravel road surface.
  - The parking area may be within the Public right-of way provided it meets all requirements set forth by the City Engineer for drainage, pedestrian access etc.
  - Lines delineating parking areas cannot be painted if the area is within the City's right-of-way
  - Any parking area that utilizes any part of the public rights-of-way must be available for public use. The parking area cannot be designated only for the adjoining property owner.

### 3. Borders

- All perpendicular or angled parking areas MUST have a defined border around the proposed parking area. This is so that the actual parking area can be easily identified. The border material may include one of the following:
  - Curbing
  - Decorative Rocks
  - Parking Stops
  - Timbers
  - Flowers/landscaping
  - Walls
  - Planters
  - Bricks
  - Decorative Stone

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#### ➤ Fencing

- Parallel parking areas MUST have a defined border around as much of the area as possible while still allowing for ingress/egress to the parking area. The border materials are the same as stated above.

#### 4. Access

- No off-street parking areas may be accessed by driving over a curb, sidewalk, or roadside ditch. (See C.O.M. Code Article 349.14).
- All off-street parking areas must have approved access from the roadway to the parking area by means of a legal access permit. (See C.O.M. code Article 910.03). This includes the installation of any curb cuts, driveways, etc. per City specifications. A minimum of the first 10 feet of the access must be asphalt or concrete. Depending on the site circumstances such as drainage, topography etc., and the entire access way may be required to be asphalt or concrete in order to prevent any gravel or other deleterious material from entering the street and/or the storm sewer.
- Access to off street parking places (driveways), within the public right-of-way must be bituminous pavement or concrete. Brick Pavers or other materials are not permitted in the public right-of-way unless a design is submitted and approved by the City Engineer. Construction must be in accordance to City Specifications.
- Driveway entrances or exits shall be:
  - a. no closer than 15 feet to an adjoining residential property line or;
  - b. no closer than 5 feet to an adjoining non- residential property line and,
  - c. The driveway entrance/exit must be designed to minimize interference with traffic movement.
  - d. No driveway across public property at the right- of-way line of the street shall exceed a width of 22 feet, unless a greater width is specifically approved by the City Engineer.
  - e. No driveway shall be located closer than 30 feet of the nearest point of the intersection of two streets. (See C.O.M. Code Article 1365.09 (B)).
- Access will be reviewed on a case-by-case basis taking into account the following:
  - A.D.A.A.G. (Americans with Disabilities Act Accessibility Guidelines).
  - Pedestrian issues
  - Sight distance
  - Location to intersections
  - Topography
  - Etc.

#### 5. Drainage

- All off-street parking areas must have approved drainage. This will be done on a case-by-case basis involving the Engineering Department and the Morgantown Utility Board (MUB) during the permit review process.

\*\*For Parking four (4) or more spaces, see C.O.M . Code Article 1365.